

# ROCKWALL TOWN CENTER

2935 RIDGE RD, ROCKWALL, TX



## About The Property

- Property is located at the SEC of Ridge Road & Horizon Road in Rockwall, TX
- Anchor tenant is Kroger
- Total square footage is 128,821 SF
- 1,736 SF (Available 12-1), 2,665 SF & 2,812 SF suites available
- The site offers excellent access and visibility to both Ridge Rd & Horizon Rd just south of I-30.
- Area retailers include Bank of America, MedPost Urgent Care, Massage Envy, Baskin-Robins, Eggsquisite Café, Pizza Hut, Which Wich & Dickey's Barbecue Pit

**RETAIL SPACE NEXT TO KROGER AVAILABLE FOR LEASE**

David English

Principal  
972 961 8532  
denglish@ridgepcr.com

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**RIDGE POINTE**  
commercial real estate

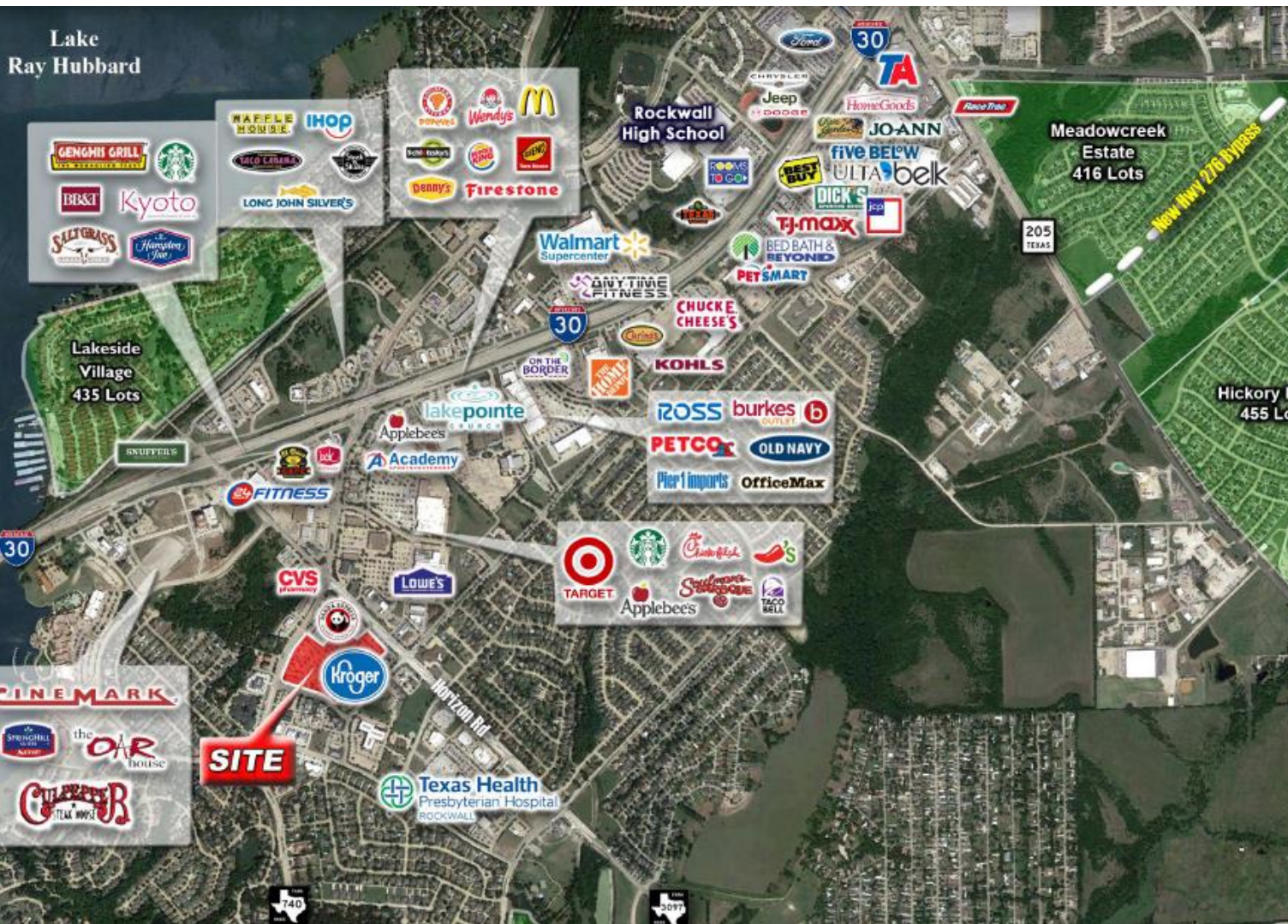
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**1045**  
LLC



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## Property Description

- **Total Square Footage**  
128,821 SF
- **Available Space**  
Suite 120: 1,736 SF (Available 12-1)  
Suite 210: 2,665 SF  
Suite 330: 2,812 SF
- **Lease Rate**  
\$37.50 NNN
- **Zoning**  
Commercial
- **Traffic Counts**  
Ridge Rd: 38,528 VPD  
Horizon Rd: 39,311 VPD

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## Center Details

UNIT	TENANT	SQ. FT.
100	Pizza Hut	1,500
105	Donut Station	1,050
110	Basil Cafe	1,682
120	AVAILABLE 12-1 (former Orthodontist)	1,736
125	Signature Nail Salon	2,500
130	Interstate Batteries	1,500
135	Firehouse	1,500
140	Smileworks	2,347
195	Postnet	1,500
200	Which Wich	1,400
210	AVAILABLE (former Karate)	2,665
215	Groovy Cuts for Kids	1,440
217	Rockwall Precision Eye	1,800
250	Kroger	89,394
300	Massage Envy	4,123
305	MedPost Urgent Care	2,996
325	Eqqsquisite Cafe	2,000
330	AVAILABLE (former Title Co.)	2,812
340	Baskin Robbins	1,295
350	Dickey's	2,706

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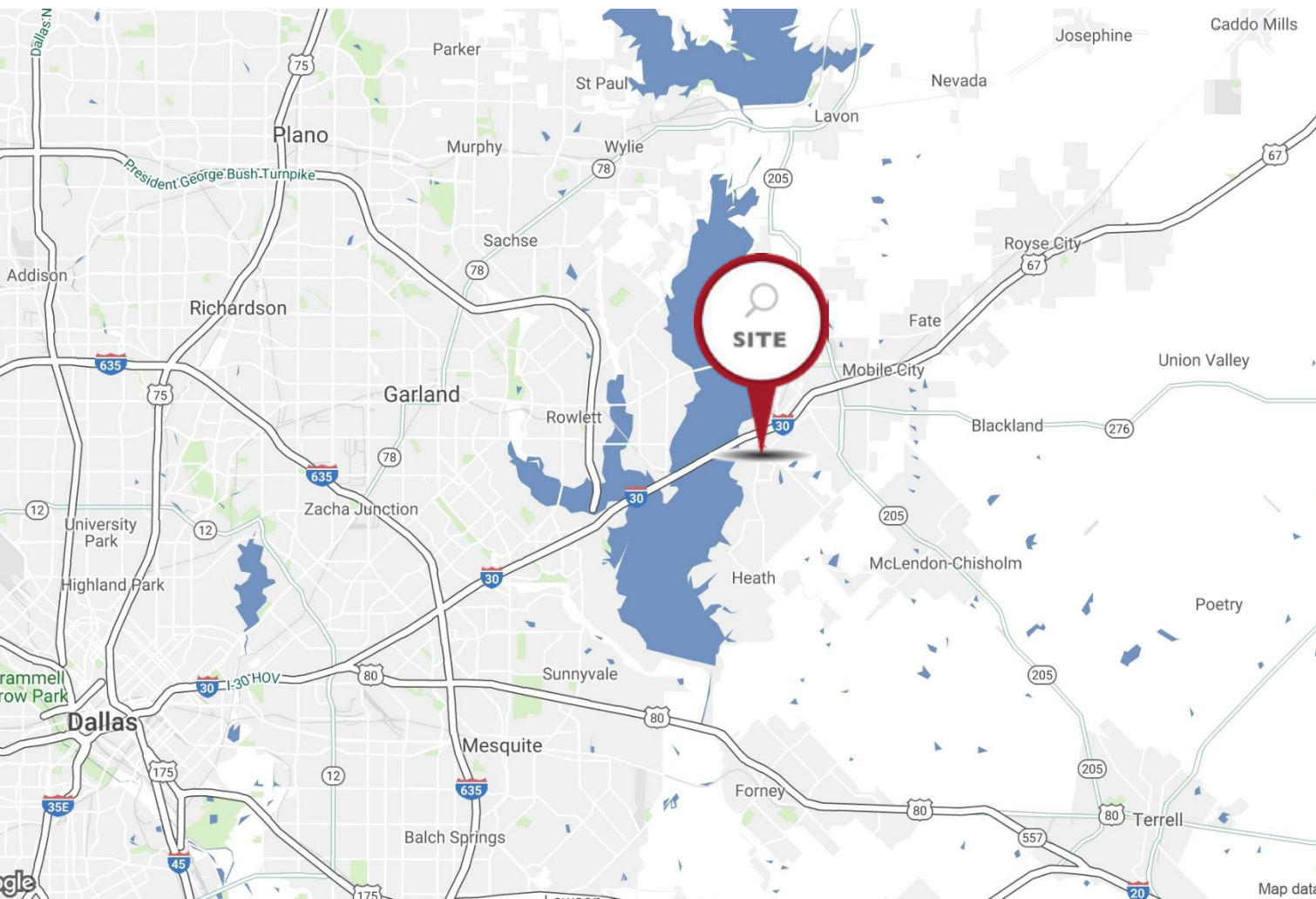
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## 2023 Demographics

### POPULATION

1 Mile	3 Miles	5 Miles
9,977	38,986	100,382

### MEDIAN AGE

1 Mile	3 Miles	5 Miles
41.7	39.7	38.4

### COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
38%	39%	38%

### AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$144,617	\$126,646	\$130,946

### DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
11,155	43,440	109,086

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date